

Present

Bilal Ansari, Charles Bonenti, Van Ellet, Cheryl Shanks, Cathy Yamamoto (chair)

Also present: Stephen Dravis (iBerkshires)
Megan Foley (North Adams Transcript)

Business

1. The minutes of the July 24 and August 7 meetings were approved.
2. Review of open meeting law
 - a. Deliberations (i.e. back-and-forth conversations about committee business) outside of a posted meeting are not allowed. Announcements, schedules, documents, agendas, etc. can be distributed, and members can gather in other places for other business (attending a selectboard meeting for example) or for private purposes.
 - b. Minutes need to include a series of things, all of which are normally included except for a list of documents referred to, which will start to be included in the minutes.
3. Coordination with Higher Ground

Right now, Higher Ground is working on an immediate, practical issue and the AHC is contemplating broader and longer-term projects, so no coordination is needed aside from clarifying to funders (HUD) that the two organizations are not competing for anything. As the organizations get further in their work, we will be in touch, and if deliberate coordination or collaboration makes sense, will discuss it at that time.
4. Update on sites
 - a. Ongoing
 1. 59 Water has some small contamination.
 2. Photec testing is done--we already know there is contamination--and the specifics will be available in several weeks.
 3. College: HG is in process
 - b. Up in the air
 1. Cable Mills: what's up? Can it all be affordable? Charles will contact D. Traggorth of Mitchell Properties to inquire.
 2. Beverly, VNA, Youth Center: Under contract or not? Van will check with Kim Burnham.
 3. Morgan: What other parcels does he own, where, under what incorporation? Van to look into this, maybe ask Bill Barkin.
 - c. To be diplomatically negotiated
 1. Fire Dept: should be told that the Lehovet site has low-cost housing whose demolition would be a cost to us. Cathy will speak with Chief Pedercini.
 2. Lowry: should be discussed with the Conservation Commission now, since the extraction process is so long. Van will ask ConCom chair Hank Art about discussing this at an upcoming meeting.
5. Consultants: scope of work and letter

a. Conundrum: we are unsure whether we need an extensive study or not (Cathy and Van have already collected some demographic data, and Kim gathered information about rentals and house sales), and therefore also unsure how much that piece would cost.

b. Solution to conundrums

1. Write potential consultants, telling them what we have money for and what we want; asking them how they would propose to do it and how much they would charge.
2. Write potential consultants, telling them exactly what we want from them, and asking how much they would charge.
3. We will do both: Charles drafts one letter, Van another, we circulate them, and we decide next meeting.

6. News

- a. Some affordable housing developments incorporate medical care, so their costs are covered in part by Medicare and Medicaid. We should bear this in mind for this type of housing.
- b. Affordable Housing Trust. The inaugural members of the Affordable Housing Trust have been announced: Tom Sheldon (selectmen), Cathy Yamamoto (AHC), Dick DeMayo, Fred Puddester, and Stanley Parese; Peter Fohlin (town manager) ex-officio.
- c. No liaison news. Bilal will ask Mark Reinhardt if there is Housing Authority news.
- d. Since Kim Burnham resigned, we have at least one opening. Cathy has asked those who manage the town's affordable housing to suggest names of residents who might want to serve on the AHC. Tom Sheldon also might have ideas from his recent search for trustees. Cathy will contact Tom.

Documents used: first draft of letter to consultants, list of relevant consulting firms, final AHC application to CPA (listing funds' uses), aerial map of College site.

Next Meeting: Tuesday, August 28, 7:00 pm, Town Hall